# WE DELIVER RESULTS

### STATEMENT OF INFORMATION

25 LANCASTER STREET, ALFREDTON, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT





#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 25 LANCASTER STREET, ALFREDTON,







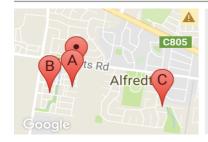
**Indicative Selling Price** 

For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$420,000 to \$460,000

#### **MEDIAN SALE PRICE**



#### ALFREDTON, VIC, 3350

**Suburb Median Sale Price (House)** 

\$410,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



42 CHASE BVD, ALFREDTON, VIC 3350







Sale Price

\*\$420,000

Sale Date: 22/02/2018

Distance from Property: 196m













\*\$445,000

Sale Date: 16/02/2018

Distance from Property: 442m





6 WENSLEYDALE DR, ALFREDTON, VIC 3350







**Sale Price** 

\*\$450,000

Sale Date: 08/02/2018

Distance from Property: 1.2km



#### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### **Sections 47AF of the Estate Agents Act 1980**

#### Property offered for sale

Address Including suburb and postcode 25 LANCASTER STREET, ALFREDTON, VIC 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$420,000 to \$460,000

#### Median sale price

Median price	\$410,000	House	X	Unit	Suburb	ALFREDTON	
Period	01 January 2017 to 31 December 2017			Source	p	pricefinder	

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
42 CHASE BVD, ALFREDTON, VIC 3350	*\$420,000	22/02/2018
15 CREEKSTONE DR, ALFREDTON, VIC 3350	*\$445,000	16/02/2018
6 WENSLEYDALE DR, ALFREDTON, VIC 3350	*\$450,000	08/02/2018